

**Design Review Board**

May 7, 2024

**STAFF REPORT**

**PROPERTY INFORMATION**

Address: 14735 Freemanville Road, Milton, GA 30004  
District/Land Lot: 2 / 0626  
Character Area: Central Milton  
Existing Zoning: Agricultural (AG-1)  
Overlay/FBC: Rural Milton Overlay  
Acres: 2.317 acres  
Existing Use: Residential

**Request:** To demolish existing house, deck, driveway, sidewalk, wood shed, wood fencing, and power pole/line.

**Owner:** Oreus Maxcene

**Address:** 14735 Freemanville Road, Milton, GA 30004

**Applicant:** Marty Anker / Anker Custom Homes

**Address:** 4045 St. Michelle Lane, Alpharetta, GA 30004



# SITE MAP



## 14735 Freemanville Road Demolition Plan Review

City of Milton  
2024

 Milton City Limits

 Parcels

0 0.01 0.01 0.03 0.04 0.06 Miles



**MILTON**  
GEORGIA

Demolition Plan Review – 14735 Freemanville Road  
Prepared by the Community Development Department for the  
Design Review Board Meeting on May 7, 2024



## COMMUNITY DEVELOPMENT STAFF ANALYSIS

STAFF CONTACT: Jackie Lim  
678.242.2513

### Background:

The subject site is a 2.317-acre lot located in central Milton. This property is zoned AG-1 (Agricultural) within the Rural Milton Overlay District. The applicant requests a Certificate of Appropriateness to demolish the existing house, deck, driveway, sidewalk, wood shed, wood fencing, and power pole/line as shown on the site plan received by Community Development on February 5, 2024.

Additional information:

1. No portion of this property lies within the flood zone area.
2. Water well to be removed.
3. All trees to remain.
4. Removal of overhead utility lines and poles will be coordinated with the corresponding utility company.

### Standards for Consideration:

UDC Sec.12.8.6(c) - Criteria for approving a demolition permit.

The City of Milton Design Review Board shall use the following criteria in deciding to approve or deny a demolition permit:

1. Is the building or structure listed on the "Georgia's Natural, Archaeological and Historic Resources Geographic Information System"?
2. Is there any historic, scenic, or architectural significance of the building, structure, site, or object?
3. Is there any significant importance of the building, structure, site, or object to the ambiance of the area?
4. Would it be difficult or impossible to reproduce such a building, structure, site, or object because of its design, texture, material, detail, or unique location?
5. Whether the building, structure, site, or object is one of the last remaining examples of its kind in the neighborhood or the city.
6. Whether there are definite plans for use of the property if the proposed demolition is carried out, and what the effect of those plans on the character of the surrounding area would be.

7. Whether reasonable measures can be taken to save the building, structure, site, or object from collapse.
8. Whether the building, structure, site, or object is capable of earning reasonable economic return on its value.

### **Recommendations:**

Community Development staff determines that the application for a Certificate of Appropriateness for demolition complies with the criteria according to Sec. 12.8.6(c) of the Unified Development Code. This one-story brick ranch house was built in 1962 and is not listed in Georgia's Natural, Archeological, and Historic Resources GIS and Milton's Historic Survey List. Therefore, Staff recommends **Approval** of the demolition plan with the following comments:

- Applicant must submit a complete Demo Permit Application to include:
  - a) Site Plan;
  - b) Letter from Pest Control Service verifying that property is free of vermin and other pests that may migrate to other properties, or that vermin and other pests have been properly exterminated;
  - c) A letter documenting if asbestos is present or not present in the existing structure, and documentation confirming removal and disposal of asbestos materials as necessary.
- If not used, septic must be demolished in place or removed from the site according to Fulton County's procedures.
- If water well is no longer use, it shall be the owner's responsibility to cap it according to State Law and Fulton County's procedures.
- Show limits of disturbance (tree save fence at the edge of disturbance and silt fence in front of the tree save fence).
- No trees are to be removed without obtaining a permit from the City.
- Level and grass the area that was disturbed.
- Coordinate with the corresponding utility company before removing any underground or overhead utility lines.